

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD JUNE 18, 2015 AT THE CIVIC CENTER, 83 WEST MAIN, HYRUM, UTAH.

**CONVENED:** 6:30 p.m.

**CONDUCTING:** Mayor Stephanie Miller

**ROLL CALL:** Councilmembers Scot M. Allgood, Jared L. Clawson, and Martin L. Felix were present.

**EXCUSED:** Councilmember Paul C. James and Aaron Woolstenhulme.

**CALL TO ORDER:** There being three members present and three members representing a quorum, Mayor Miller called the meeting to order.

**OTHERS PRESENT:** Twelve citizens were present and City Recorder Stephanie Fricke recorded the minutes.

**WELCOME:** Mayor Miller welcomed everyone in attendance.

**PLEDGE OF ALLEGIANCE:** Councilmember Felix led the governing body and the citizens in the Pledge of Allegiance.

**INVOCATION:** Mayor Miller

**APPROVAL OF MINUTES:**

The minutes of June 4, 2015 were approved as written.

**ACTION** Councilmember Clawson made a motion to approve the minutes of a regular City Council Meeting on June 4, 2015 as written. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

**AGENDA ADOPTION:** A copy of the notice and agenda for this meeting was faxed to The Herald Journal, mailed to each member of the governing body, and posted at the Civic Center more than forty-eight hours before meeting time.

**ACTION** Councilmember Clawson made a motion to approve the agenda for June 18, 2015 as published. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

AGENDA

8. PUBLIC COMMENT.

## 9. SCHEDULED DELEGATIONS:

- A. Ben Farnsworth, Neighborhood Nonprofit Housing - To request Concept Plan approval for a 211 lot single family subdivision located at approximately 1300 East 600 South.
- B. Jay Downs, Cache County Ambulance - To request Site Plan approval for a South Cache Ambulance Station at the corner of Centre Avenue and Park Avenue.
- C. Chad Poppleton, Hyrum Saddle Club - To discuss the Star Spangled Rodeo and improvements to Hyrum's Rodeo Grounds.

## 10. INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCE:

- A. Resolution 15-10 - A resolution amending and readopting Hyrum City's General Plan to remove Multi-Family Housing infill in certain zones; update statistical data to meet current census reports; update information on businesses, parks, committees, and events; and other numerous miscellaneous housekeeping items.
- B. Resolution 15-11 - A resolution amending the 2014-2015 General Fund, Water Fund, Sewer Fund, Electric Fund, Irrigation Fund, Storm Water Fund, Capital Projects Fund, and Library Trust Fund Operating Budgets.
- C. Resolution 15-12 - A resolution establishing the Municipal Certified Tax Rate for Fiscal 2015-2016.
- D. Resolution 15-13 - A resolution approving and adopting the Fiscal 2015-2016 Operating Budgets for Hyrum City's General Fund, Culinary Water Fund, Sewer Fund, Electric Fund, Irrigation Water Fund, Storm Water Fund, Capital Projects Fund, and Library Trust Fund.
- E. Ordinance 15-05 - An Ordinance amending Chapter 2.12, Section 2.12.010 of the Hyrum City Municipal Code, to provide for adjustments in the salaries of officers and employees of Hyrum City.

## 11. OTHER BUSINESS:

- A. Delinquent Utility Accounts.
- B. Bid process for new metal building.
- C. Surplus bid sale.
- D. Mayor and City Council reports

## 12. ADJOURNMENT

**PUBLIC COMMENT:**

Mayor Miller said if a citizen has a question or would like to make a comment to please keep it under three minutes.

No public comment was given.

**SCHEDULED DELEGATIONS:**

**BEN FARNSWORTH, NEIGHBORHOOD NONPROFIT HOUSING - TO REQUEST  
CONCEPT PLAN APPROVAL FOR A 211 LOT SINGLE FAMILY SUBDIVISION  
LOCATED AT APPROXIMATELY 1300 EAST 600 SOUTH.**

Andy McFarland with Civil Solutions Group said Ben Farnsworth would be a little late. Neighborhood Nonprofit Housing purchased approximately 80 acres of property at approximately 1300 East 600 South. Neighborhood Nonprofit Housing has built several subdivisions in Cache Valley and other areas in Utah. A neighborhood nonprofit housing development allows lot owners to build a house with help from other lot owners in the neighborhood. By doing this it provides sweat equity and helps make it affordable to low income families.

Councilmember Clawson said he attended Planning Commission meeting on June 11 when this development was discussed. He came as a concerned citizen and adjacent land owner. There were concerns about lot sizes, the design of cookie cutter lots, traffic circulation, and the number of accesses onto 6200 South and lack of access onto 300 South.

Councilmember Felix said he is concerned about the design and the number of lots in the development.

Councilmember Clawson said he would prefer a more appealing design with cul-de-sacs, curved roads, and varied lot sizes. He drove around other non-profit housing developments in the valley and these types of developments looked like neighborhoods and had character.

Andy McFarland said it may take 10 years before this development is finished. It will be built in phases with possibly 25 phases. The subdivision was designed with no cul-de-sacs or curved roads for a purpose. Cul-de-sacs and limited accesses funnels traffic to one street and no one wants to have a house on that one street. The City's ordinance does not require cul-de-sacs or curved roads nor does it limit accesses so he doesn't believe the City can require these changes.

Councilmember Clawson said he was concerned about safety and traffic flow with the number of accesses and the distance between the accesses on 6200 South.

Ben Farnsworth with Neighborhood Nonprofit Housing said the distance between accesses on 6200 South exceed UDOT's requirement.

Councilmember Clawson said he is also concerned about his field that is adjacent to the development. This subdivision is

designed for families and there needs to be more area for the kids to play. He doesn't want the children to play in his fields, nor the residents to drop trash, grass clippings, or debris in them. He would prefer the developer build a fence that borders his property to prevent this from happening.

Ben Farnsworth said he understands Councilmember Clawson's concerns but the City does not have that as a requirement in its ordinances and has never required a developer to do so in the past. He would put in the orange barrier fence so that residents knew where the property line was between the subdivision and the agricultural property.

Councilmember Clawson asked about an additional access onto 300 South since 6200 South is not paved. This size of a development needs at least two or three access to 300 South.

Andy McFarland said Nonprofit Housing is working with Elk Mountain to gain access through its property to for an access onto 300 South. The other access will be on Hammer Road.

Councilmember Clawson asked who would take care of the planting strips with all of the homes sideyards facing 6200 South. The planter strips will not be taken care of and he is concerned about aesthetics of the 6200 South street.

Ben Farnsworth said the homeowners in non-profit housing subdivisions take pride in their neighborhood because of all the labor that is put into the homes. He has never seen weeds in a planter strip that is fenced out of a front yard. All of the planter strips even ones with backyards facing the street are taken care of.

Andy McFarland asked if the City had an ordinance that prevented back or side yards from facing City streets.

Councilmember Felix said the City passed an ordinance restricting backyards from facing State Highways but not City streets. He was concerned also about the planter strips turning into weed patches if the homes don't front 6200 South.

Mayor Miller said her daughter lives in a non-profit housing development in Nibley and is very impressed with the yards in that neighborhood.

**ACTION**

**Councilmember Felix made a motion to approve the Concept Plan for Neighborhood Non-profit Housing at 1300 East 600 South with the following recommendations: 1. A barrier fence be installed along**

the west boundary of the property that borders Clawson's field; 2. Non-profit Housing explore different alternatives in transportation moving North and East as much as they can; and 3) Put in the CCR's that the homes have fenced yards. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

**JAY DOWNS, CACHE COUNTY AMBULANCE - TO REQUEST SITE PLAN APPROVAL FOR A SOUTH CACHE AMBULANCE STATION AT THE CORNER OF CENTRE AVENUE AND PARK AVENUE.**

Mayor Miller said Hyrum City is working with Cache County to provide property for a new ambulance station to be built. The City will deed Cache County one acre of property at the corner of Centre Avenue and Park Avenue. Jay Downs met with the Planning Commission on June 11 to request site plan approval for a 3,000 square foot building that will house the ambulance and provide living quarters for ambulance personnel. The Planning Commission is recommending approval of the site plan with the following condition that the stormwater plan be reviewed and approved by City Staff before a building permit is issued.

**ACTION**

Councilmember Clawson made a motion to approve the the Site Plan for a South Cache Ambulance Station at the corner of Centre Avenue and Park Avenue with the following condition that the stormwater plan be reviewed and approved by City Staff before a building permit is issued. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

**CHAD POPPLETON, HYRUM SADDLE CLUB - TO DISCUSS THE STAR SPANGLED RODEO AND IMPROVEMENTS TO HYRUM'S RODEO GROUNDS.**

Chad Poppleton with the Hyrum Saddle Club said Hyrum's July 4<sup>th</sup> Rodeo is one of oldest rodeos in the State of Utah. The Hyrum Saddle Club is proud to host the rodeo for Hyrum and is excited for this year's rodeo. This year concession stand food prices are increasing a little to help cover the increase in prices of food, also admission tickets are being increased a little due to the cost of the stock contract. The Hyrum Saddle Club doesn't host the rodeo to make a profit, most years they hope to break even. The rodeo is barely self sustaining and that is why it is necessary for Hyrum City to continue its agreement with the Saddle Club that if it rains and the rodeo can't be held the City will cover the costs of the stock contract. There are improvements that needs to be made to the rodeo grounds and

arena. The Saddle Club is recommending the City purchase a portable sound system that is much needed in the arena. Currently the Saddle Club has to pay the stock contractor to provide a sound system. The other improvement is for new bleachers. The old bleachers have serious safety issues and if replaced would also provide additional seating for spectators. This year the Saddle Club met with the City and discussed financial and logistic concerns with the rodeo. The City was paying its employees to help clean up the rodeo grounds after the rodeo, but this year the Saddle Club will take care of all clean-up. Hyrum City will still provide garbage cans and dumpsters but the Saddle Club will make sure the garbage cans are dumped and debris is picked up around the arena.

Councilmember Clawson asked if the Hyrum Saddle Club carried its own insurance.

Chad Poppleton said the stock contractor has a one million dollar liability policy and the City also provides a one million dollar liability policy for the rodeo.

Mayor Miller said no money was included in this year's budget for a sound system or bleachers. The City Council agreed to discuss this next spring during the budget workshop to determine if funding should be allocated for a sound system.

Chad Poppleton thank the City Council for its support and invited them to attend the rodeo and ride a wagon as they are introduced at the beginning of the rodeo.

***INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCE:***

**RESOLUTION 15-10 - A RESOLUTION AMENDING AND READOPTING HYRUM CITY'S GENERAL PLAN TO REMOVE MULTI-FAMILY HOUSING INFILL IN CERTAIN ZONES; UPDATE STATISTICAL DATA TO MEET CURRENT CENSUS REPORTS; UPDATE INFORMATION ON BUSINESSES, PARKS, COMMITTEES, AND EVENTS; AND OTHER NUMEROUS MISCELLANEOUS HOUSEKEEPING ITEMS.**

Councilmember Felix said before approving the changes to the General Plan he would like a joint meeting with the Planning Commission to discuss lot sizes, front and side yards requirements, and subdivision design standards. The City Council agreed and suggested the City Council meet with the Planning Commission on July 9, 2015.

**ACTION**

**Councilmember Felix made a motion to table Resolution 15-10 amending and readopting Hyrum City's General Plan to remove multi-family housing infill in certain zones; update statistical data to meet current census**

reports; update information businesses, parks, and committees, and events; and other numerous miscellaneous housekeeping items. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

RESOLUTION 15-11 - A RESOLUTION AMENDING THE 2014-2015 GENERAL FUND, WATER FUND, SEWER FUND, ELECTRIC FUND, IRRIGATION FUND, STORM WATER FUND, CAPITAL PROJECTS FUND, AND LIBRARY TRUST FUND OPERATING BUDGETS.

ACTION Councilmember Allgood made a motion to approve Resolution 15-11 amending the 2014-2015 General Fund, Water Fund, Sewer Fund, Electric Fund, Irrigation Fund, Storm Water Fund, Capital Projects Fund, and Library Trust Fund. Councilmember Felix seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

RESOLUTION 15-12 - A RESOLUTION ESTABLISHING THE MUNICIPAL CERTIFIED TAX RATE FOR FISCAL 2015-2016.

Mayor Miller said there is no tax increased proposed this year.

ACTION Councilmember Clawson made a motion to approve Resolution 15-12 establishing the Municipal Certified Tax Rate for Fiscal 2015-2016. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

RESOLUTION 15-13 - A RESOLUTION APPROVING AND ADOPTING THE FISCAL 2015-2016 OPERATING BUDGETS FOR HYRUM CITY'S GENERAL FUND, CULINARY WATER FUND, SEWER FUND, ELECTRIC FUND, IRRIGATION WATER FUND, STORM WATER FUND, CAPITAL PROJECTS FUND, AND LIBRARY TRUST FUND.

ACTION Councilmember Felix made a motion to approve Resolution 15-13 approving and adopting Fiscal 2015-2016 Operating Budgets for Hyrum City's General Fund, Culinary Water Fund, Sewer Fund, Electric Fund, Irrigation Water Fund, Storm Water Fund, Capital Projects Fund, and Library Trust Fund. Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

ORDINANCE 15-05 - AN ORDINANCE AMENDING CHAPTER 2.12, SECTION 2.12.010 OF THE HYRUM CITY MUNICIPAL CODE, TO PROVIDE FOR

**ADJUSTMENTS IN THE SALARIES OF OFFICERS AND EMPLOYEES OF HYRUM CITY.**

**ACTION** Councilmember Clawson made a motion to approve Ordinance 15-05 amending Chapter 2.12, Section 2.12.010 of the Hyrum City Municipal Code, to provide for adjustments in the salaries of officers and employees of Hyrum City. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

***OTHER BUSINESS:*****DELINQUENT UTILITY ACCOUNTS.**

Mayor Miller reviewed the list of delinquent utility accounts. The total proposed write-off is \$10,120.32 for the Fiscal Year 2014-2015.

**ACTION** Councilmember Allgood made a motion to approve the list of Fiscal Year 2014-2015 Delinquent Utility Accounts, in the amount of \$10,120.32 as a write-off. Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

**BID PROCESS FOR NEW METAL BUILDING.**

Mayor Miller said in the 2015-2016 Culinary Water Budget funds were authorized to purchase a new metal building that will be located south of the City Shop. These metal storage buildings are engineered and meet building code requirements. The City's purchasing policy requires all purchases over \$25,000 to go through a more in depth bid process. However, since this type of building is pre-engineered City Staff is recommending waiving the bid requirements and allow City Staff to obtain three written bids for the building.

**ACTION** Councilmember Allgood made a motion to waive the bid requirements for the purchase of a metal storage building that will be over \$25,000 and allow City Staff to obtain three written quotes instead. Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, and Felix voted aye. The motion passed.

**SURPLUS BID SALE.**

Mayor Miller said the City has complete control of Hawns Lounge



now. The City's tenant vacated the property on May 1, 2015. There are only a couple of items that were left in the building that may have any monetary value. The City has decided to list these items in a surplus bid sale that will be listed in a resolution that will need to be approved by the City Council. If the City Council has seen anything in the building that they think someone may want or has any value they need to get it on the list.

**MAYOR AND CITY COUNCIL REPORTS.**

Councilmember Felix said the Museum's fundraiser Hot Dogs and Hot Wheels made \$4,500. He has ordered the watermelon for 4<sup>th</sup> of July and asked the City Council to help cut and distribute watermelon after the parade.

Councilmember Clawson said there have been a lot of booth applications turned in for this year's 4<sup>th</sup> of July Celebration. Hopefully, there won't be a lot of redundancy in the items being sold.

Councilmember Allgood said the City Council is invited to attend a dinner before the Patriotic Program with Utah Attorney General Sean Reyes. He has spoken with the families of the Distinguished Citizen and Grand Marshall.

Mayor Miller said the general store cabin is staying busy this year. It is only open three days a week but is doing very well. The employee luncheon is June 24 at noon.

**ADJOURNMENT:**

**ACTION                    There being no further business before the City  
                              Council, the Council Meeting adjourned at 7:30 p.m.**

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Stephanie Miller  
Mayor

ATTEST:

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Stephanie Fricke  
City Recorder

Approved: July 16, 2015  
As written